**Minutes**

**Emerald Plantation Master Association**

**September 19, 2022**

**Attendees:** Lydia Lewis, Samantha Gomez, Darcel Browning, Annamarie Mead, Donna Grady, Mauri Galey, Bruce Paetzold.

Lydia opened the meeting. Minutes from the August meeting were approved.

**Treasurer’s Report:**

Financial information as of 8/31/2022:

Reserve Balance: $106,351.02

Operating Balance: $ 22,361.80

Accounts Receivable >90 days: $ 0.00

The $1,650 was transferred to the money market account during August, as usual.

We have set up Zelle payment capability for homeowner’s dues. Which were rolled out this month in time for the invoices which are due 10/1/2022. We have already had one person who successfully used Zelle correctly and successfully! There are no accounts over 90 days but there are two that are still outstanding from the last quarter.

Treasurer’s report was approved.

**Committee Reports:**

**Gate:** We discussed having a battery backup for the gate. Eastern Access Controls Quoted that they can do this for $3,495. This would be a battery back-up for the in and the out gate. Follow ups: Lydia to follow up with Eastern Access for details on warrantee, estimated battery life, etc.

**Pool:** Lydia reported that we have gotten two quotes to repair the pool. Consensus that we should consider getting together a short-term and a long-term plan for the pool.

Havelock Pool was for two different options ($60,000 - $65,000). It should be noted that this is also the person that did the cupping around the pool that lasted less than one year.

Carolina Pools and Maintenance for $114,000.

Bruce reported that they have someone from Greenville pool coming in the next couple of weeks to give us a quote to do a fiberglass insert for around $100K. The benefit of fiberglass is that it would be set and not need to be repaired in the near future.

**Tennis Courts:** Samantha will follow up with Tennis court people before the October meeting to get a report on the new quote.

**ACC:** Brian has started his pool project. Maurice Galey to submit the plans for his project to Frank Salvo.

**Landscaping:** Samantha reported that Sixtos has been doing a great job maintaining the neighborhood.

**Club House:** Lydia reported that she procured new trash cans for the clubhouse and pool after filling out a workorder form Lydia purchased new trash and recycling cans for $288.21.

Sandy has suggested that we have the carpet professionally cleaned in the clubhouse. The board agreed that Sandy should go ahead and look into having someone come and clean the carpet.

**Boat Storage:** We now have a waiting list for space. Lydia will work with Evans Stout (our Dock Master) to send everyone a notice who has a space in boat storage to update their information by the end of the year. All craft must have valid registration for both boat and trailer, be operable and in good condition. If we still have a waiting list next spring, we will have a lottery. Meanwhile, if you have a space and are not using it, please get in touch with Evans.

**Social:** End of Summer Social was a huge success. Moore’s Bar-B-Que arrived early and provided the silverware and plates (which we ran out of). We had a much larger turnout than expected and authorities arrived on site to damper the excitement at the party. All-in-all the event was a success.

Halloween: Annmarie to post a Halloween update on our Facebook page letting everyone know that trick-or-treating will take place between 6pm-7pm on Monday October 31st.

**Community Watch:** Last year we had members of the Emerald Isle Police Department community watch come and speak to the board. Lydia will follow through with this by attending “coffee with a cop” tomorrow morning to learn more about our local neighborhood watch program and to report back to the board.

**Old Business:**

**Canal:** Duckweed is still a major problem in the Canal. With the increased humidity these past few weeks we have seen an increase in the duckweed in the canal. Next year for our budget we should consider budgeting for new aerators for the Canal to help with the duckweed situation.

**New Business:** Emerald Isle Community Wide Yard Sale – do we want to open the gates for the sale or do we want to leave our gates closed? Last year we did not participate in the yard sale but the year before we did. It was discussed that we can open the gate for a short period of time on that day (7am-12pm).

No further business, meeting was adjourned.